

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 27, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairperson
Steven Evans, Vice-Chairperson
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **June 8, 2006 and June 22, 2006** Planning Commission Meeting minutes by reference (____ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-13793 - TENTATIVE MAP - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP - OWNER: CABALLOS DE ORO ESTATES, LLC** - Request for a Tentative Map FOR A 30-LOT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres on the north side of Buckskin Avenue, approximately 333 feet west of Cliff Shadows Parkway (APN 137-12-301-009), PD (Planned Development) Zone [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).
2. **TMP-14185 - TENTATIVE MAP - WHITE BEAR CROSSING - APPLICANT: NEW MARKET LAND, LLC - OWNER: NMG CAPITAL PARTNERS I, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.05 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
3. **TMP-14244 - TENTATIVE MAP - DONALD GARDENS II - APPLICANT: PAY DIRT DEVELOPMENT, LLC - OWNER: PAY DIRT DEVELOPMENT AND INVESTMENT, LLC** - Request for a Tentative Map FOR A 64-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011 and 017), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Ross).
4. **TMP-14283 - TENTATIVE MAP - CYPRESS SPRINGS CONDOMINIUMS - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request for a Tentative Map FOR A 144-UNIT CONDOMINIUM DEVELOPMENT on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
5. **TMP-14284 - TENTATIVE MAP - PIRATES COVE/CANYON VIEW CONDOMINIUMS - APPLICANT/OWNER: 7400 PIRATES COVE, LP** - Request for a Tentative Map FOR A 138-UNIT CONDOMINIUM DEVELOPMENT on 6.35 acres at 7400 Pirates Cove Road (APNs 138-27-401-001, 002, and 003), R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone and R-PD20 (Residential Planned Development - 20 Units Per Acre) Zone, Ward 2 (Wolfson).

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6. **TMP-14285 - TENTATIVE MAP - PORTOFINO VILLAS CONDOMINIUMS - APPLICANT/OWNER: PALISADES 6300 WEST LAKE MEAD, LLC** - Request for a Tentative Map FOR A 280-UNIT CONDOMINIUM DEVELOPMENT on 13.65 acres at 6300 West Lake Mead Boulevard (APN 138-23-601-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
7. **TMP-14326 - TENTATIVE MAP - TOWN CENTER 44/50 NO. 1 - APPLICANT: PARDEE HOMES OF NEVADA, ET AL - OWNER: PROPERTY HOLDING CORPORATION & PARDEE HOMES OF NEVADA, ET AL** - Request for a Tentative Map FOR A 116-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.14 acres at the southwest corner of Elkhorn Road and Fort Apache Road (APNs 125-19-502-001 and 002; 125-19-501-006, 007, and 008), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).
8. **TMP-14328 - TENTATIVE MAP - MACKENZIE PARC - APPLICANT: BRAMBLE - OWNER: MACKENZIE CROSSING, LLC** - Request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
9. **TMP-14330 - TENTATIVE MAP - TOWN CENTER 44/50 NO. 2 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR A 24-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way (APN 125-19-701-006), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).
10. **TMP-14335 - TENTATIVE MAP - TOWN CENTER 44/50 NO. 3 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 1.26 acres at the northeast corner of Tee Pee Lane and Dorrell Lane (APN 125-19-501-016), T-C (Town Center) Zone [L-TC (Low Density - Town Center) Special Land Use Designation], Ward 6 (Ross).

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ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

11. **MSH-13509 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways to reclassify Industrial Road from an 80-foot Secondary Collector to a 100-foot Primary Arterial between Wyoming Avenue and Sahara Avenue; to reclassify Western Avenue from a 60-foot Minor Collector to a 80-foot Secondary Collector between Charleston Boulevard and Sahara Avenue; to add the Martin Luther King Boulevard/Industrial Road flyover as a Primary Arterial with Limited Access; to reclassify Bearden Drive from a 60-foot Minor Collector to a 80-foot Secondary Collector between Shadow Lane and Martin Luther King Boulevard; to reclassify Shadow Lane from a 60-foot Minor Collector to a 80-foot Secondary Collector from Alta Drive to Charleston Boulevard and to add Grand Montecito Parkway as a 90-foot Primary Arterial from Centennial Parkway to Durango Drive, Wards 1 (Tarkanian), 5 (Weekly) and 6 (Ross).
12. **RQR-13791 - REQUIRED TWO YEAR REVIEW – PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: McELHOSE TRUST** - Required Two Year Review of an approved Special Use Permit (U-0006-90) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1535 North Eastern Avenue (APN 139-26-505-004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
13. **RQR-13987 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA TRANSPORTATION** - Required Two Year Review of an approved Special Use Permit (U-0107-96) WHICH ALLOWED A 50-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 North Jones Boulevard (APN 138-25-499-029), Ward 2 (Wolfson).

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14. **RQR-13989 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC.** - Required Two-Year Review of an approved Special Use Permit (U-0238-91) WHICH ALLOWED A 50-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).
15. **RQR-14207 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: REBEL OIL COMPANY, INC.** - Required Four-Year Review of an approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
16. **RQR-14371 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CHAD HARRIS - OWNER: MARK MILFORD** - Required Two Year Review of an approved Special Use Permit (SUP-4169) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1615 North Decatur Boulevard (APN 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
17. **SUP-14281 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EBRAHIM IMANI - OWNER: SEA BREEZE VILLAGE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
18. **SUP-14286 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHAEL GOODWIN - OWNER: GHB HOLDINGS - SAHARA RAINBOW, LLC** - Request for a Special Use Permit FOR A PROPOSED MOTORCYCLE/MOTORSCOOTER SALES ESTABLISHMENT AND A WAIVER OF THE MINIMUM REQUIRED GROSS FLOOR AREA at 2360 South Rainbow Boulevard (APN 163-02-415-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
19. **VAC-14268 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Durango Drive, north of Deer Springs Way, Ward 6 (Ross).

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20. VAC-14292 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WMC III ASSOCIATES, LLC, ET AL - Petition to Vacate a portion of Discovery Drive between Grand Central Parkway and I-15, Ward 5 (Weekly).
21. SDR-14333 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC - APPLICANT: CEC ENTERTAINMENT, INC. - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 1,961 SQUARE-FOOT ADDITION TO AN EXISTING RESTAURANT at 7381 West Lake Mead Boulevard (APN 138-22-317-005), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
22. SDR-12354 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AWA ARCHITECTURE, INC. - OWNER: 24 FREMONT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 1,668 SQUARE-FOOT EXPANSION OF AN EXISTING RETAIL ESTABLISHMENT on 0.08 acres at 24 Fremont Street (APN 139-34-111-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

23. ABEYANCE - RENOTIFICATION - VAR-12769 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AARON L. TEMPLE - Request for a Variance TO ALLOW A PROPOSED 10-FOOT WALL IN THE SIDE AND REAR YARDS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW AN EIGHT-FOOT WALL WITH 9.7-FOOT PILASTERS IN THE FRONT YARD WHERE FOUR FEET WITH THE TOP TWO FEET 50% OPEN IS THE MAXIMUM ALLOWED on 0.89 acres at 2715 Alta Drive (APN 139-32-701-001), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).
NOTE: THE APPLICATION HAS BEEN AMENDED TO ALLOW A 10-FOOT WALL WITH 11.75-FOOT PILASTERS
24. MOD-14272 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: MESSAGE ENVY - OWNER: MONTECITO MARKETPLACE, LLC - Request for a Major Modification of the Montecito Town Center Land Use and Design Standards TO ALLOW A MESSAGE ESTABLISHMENT AS A PERMITTED USE IN THE MONTECITO TOWN CENTER MIXED-USE COMMERCIAL SPECIAL LAND USE DESIGNATION WITH APPROVAL OF A SPECIAL USE PERMIT, Ward 6 (Ross).

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25. **SUP-14276 - SPECIAL USE PERMIT RELATED TO MOD-14272 - PUBLIC HEARING - APPLICANT: MASSAGE ENVY - OWNER: MONTECITO MARKETPLACE, LLC** - Request for a Special Use Permit FOR A PROPOSED THERAPEUTIC MASSAGE ESTABLISHMENT at 7140 North Durango Drive, Suite #110 (APN 125-20-510-019), T-C (Town Center) Zone [Montecito Town Center Mixed-Use Commercial Special Land Use Designation], Ward 6 (Ross).
26. **GPA-14118 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND M (MEDIUM DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-601-022, 023; and 125-25-501-010), Ward 6 (Ross).
27. **ZON-14120 - REZONING RELATED TO GPA-14118 - PUBLIC HEARING - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) TO: PD (PLANNED DEVELOPMENT) on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-601-022, 023; and 125-25-501-010) [PROPOSED: PCD (Planned Community Development) Master Plan Designation], Ward 6 (Ross).
28. **VAR-14122 - VARIANCE RELATED TO GPA-14118 AND ZON-14120 - PUBLIC HEARING - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LLC, ET AL** - Request for a Variance TO ALLOW PHASE ONE OF A TWO PHASE PROJECT TO PROVIDE 3,300 PARKING SPACES WHERE 3,585 ARE REQUIRED AND TO ALLOW THE COMPLETED PROJECT TO PROVIDE 3,894 SPACES WHERE 4,173 ARE REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-601-022, 023; and 125-25-501-010), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone and R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross).

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29. **SDR-14114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14118, ZON-14120 AND VAR-14122 - PUBLIC HEARING - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT, INCLUDING TWO EIGHT STORY OFFICE BUILDINGS AND CONSISTING OF 186 RESIDENTIAL UNITS, 908,230 SQUARE FEET OF COMMERCIAL FLOOR AREA, AND TWO PARKING STRUCTURES on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-601-022, 023; and 125-25-501-010), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone and R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross).
30. **GPA-14270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: KEN BALLARD - OWNER: CAROL E. MEYER** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 0.19 acres at the northeast corner of "H" Street and Byrnes Avenue (APN 139-22-401-001), Ward 5 (Weekly).
31. **VAR-14273 - VARIANCE RELATED TO GPA-14270 - PUBLIC HEARING - APPLICANT: KEN BALLARD - OWNER: CAROL E. MEYER** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF FIVE FEET IN THE SIDE YARD WHERE AN 81-FOOT SETBACK IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE FIVE FEET FROM A PROTECTED PROPERTY WHERE 50 FEET IS THE MINIMUM SEPARATION REQUIRED on 0.19 acres at the northeast corner of "H" Street and Byrnes Avenue (APN 139-22-401-001), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
32. **SDR-14277 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14270 AND VAR-14273 - PUBLIC HEARING - APPLICANT: KEN BALLARD - OWNER: CAROL E. MEYER** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.19 acres at the northeast corner of "H" Street and Brynes Avenue (APN 139-22-401-001), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

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33. **GPA-14297 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA BUREAU OF LAND MANAGEMENT** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: RC (RESOURCE CONSERVATION) TO: LI/R (LIGHT INDUSTRIAL/RESEARCH), PR-OS (PARKS RECREATION - OPEN SPACE) AND TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on approximately 7,868 acres to the north of Moccasin Road to the northern City of Las Vegas boundary (APNs 099-22-000-001, 099-23-000-001, 099-24-000-001, 100-19-000-001, 100-20-000-001, 100-21-000-001, 100-28-000-001, 100-29-000-001, 100-30-000-001, 100-31-000-001, 100-32-000-001 and 100-33-000-001), Ward 6 (Ross).
34. **GPA-14304 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), Ward 6 (Ross).
35. **ZON-14308 - REZONING RELATED TO GPA-14304 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), Ward 6 (Ross).
36. **VAR-14309 - VARIANCE RELATED TO GPA-14304 AND ZON-14308 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET IN THE SIDE YARD AREA AND 23 FEET IN THE REAR YARD WHERE 87 FEET IS THE MINIMUM SETBACK REQUIRED on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
37. **SDR-14306 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14304, ZON-14308 AND VAR-14309 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN** - Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

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38. **GPA-14318 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request to amend a portion of the Southwest Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: H (HIGH DENSITY RESIDENTIAL) on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), Ward 4 (Brown).
39. **ZON-14321 - REZONING RELATED TO GPA-14318 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) MASTER PLAN DESIGNATION] TO: R-4 (HIGH DENSITY RESIDENTIAL) on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), Ward 4 (Brown).
40. **VAR-14322 - VARIANCE RELATED TO GPA-14318 AND ZON-14321 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Variance TO ALLOW THREE STORIES WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED IN CONJUNCTION WITH A PROPOSED 92-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PF (Public Facilities) Master Plan Designation] [PROPOSED: H (High Density Residential) Master Plan Designation] [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).
41. **VAR-14900 - VARIANCE RELATED TO GPA-14318, ZON-14321 AND VAR-14322 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Variance TO ALLOW 159 PARKING SPACES WHERE 172 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IN CONJUNCTION WITH A PROPOSED 92-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PF (Public Facilities) Master Plan Designation] [PROPOSED: H (High Density Residential) Master Plan Designation] [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).
42. **SDR-14323 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14318, ZON-14321, VAR-14322 AND VAR-14900 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 92-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PF (Public Facilities) Master Plan Designation] [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).

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43. **GPA-14325 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL** - Request to amend the Downtown Redevelopment Area Land Use Plan FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 1.33 acres at 700, 708, 712, 714 and 716 South 10th Street and 715 and 717 South 9th Street (APNs 139-34-810-101 through 105, 074 and 075), Ward 5 (Weekly).
44. **ZON-14338 - REZONING RELATED TO GPA-14325 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: FIRST STREET PROPERTIES, LLC** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at 700, 708 and 712 South 10th Street (APNs 139-34-810-101 through 103), Ward 5 (Weekly).
45. **VAR-14342 - VARIANCE RELATED TO GPA-14325 AND ZON-14338 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL** - Request for a Variance TO ALLOW NO STEPBACK BEYOND THE BUILDING SETBACK LINE WHERE A 1:1 STEPBACK TO HEIGHT RATIO IS REQUIRED ALONG A STREET CLASSIFIED AS COLLECTOR OR LARGER IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
46. **VAR-14345 - VARIANCE RELATED TO GPA-14325, ZON-14338, AND VAR-14342 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL** - Request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

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47. VAR-14347 - VARIANCE RELATED TO GPA-14325, ZON-14338, VAR-14342, AND VAR-14345 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW 624 PARKING SPACES WHERE 635 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
48. SUP-14339 - SPECIAL USE PERMIT RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-14345, AND VAR-14347 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
49. ABEYANCE - VAC-12884 - VACATION - PUBLIC HEARING - APPLICANT: STEVE GREGORY - OWNER: CASINO CENTER PROPERTIES, LLC. - Petition to Vacate public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 5 (Weekly).
50. SDR-14349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-14345, VAR-14347 AND SUP-14339 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 350 RESIDENTIAL CONDOMINIUM UNITS AND 18,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN ONE 14-STORY AND ONE 17-STORY BUILDING, AND A WAIVER OF THE RESIDENTIAL ADJACENCY REQUIREMENTS on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
51. GPA-14331 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DARLENE MOORE - OWNER: MICHAEL E. WATSON - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.19 acres at 4301 West Lake Mead Boulevard (APN 139-19-215-017), Ward 5 (Weekly).

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52. **ZON-14340 - REZONING RELATED TO GPA-14331 - PUBLIC HEARING - APPLICANT: DARLENE MOORE - OWNER: MICHAEL E. WATSON** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.19 acres at 4301 West Lake Mead Boulevard (APN 139-19-215-017), Ward 5 (Weekly).
53. **SDR-14346 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14331 AND ZON-14340 - PUBLIC HEARING - APPLICANT: DARLENE MOORE - OWNER: MICHAEL E. WATSON** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 1,418 SQUARE-FOOT RESIDENCE TO AN OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.19 acres at 4301 West Lake Mead Boulevard (APN 139-19-215-017), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).
54. **GPA-14354 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DEVELOPMENT FUNDING GROUP - OWNER: COHEN 1969 TRUST, PHILLIP JOSEPH COHEN, TRUSTEE** - Request to amend a portion of the Southwest Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5 (Weekly).
55. **ZON-14356 - REZONING RELATED TO GPA-14354 - PUBLIC HEARING - APPLICANT: DEVELOPMENT FUNDING GROUP - OWNER: COHEN 1969 TRUST, PHILLIP JOSEPH COHEN, TRUSTEE** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5 (Weekly).
56. **VAR-14880 - VARIANCE RELATED TO GPA-14354 AND ZON-14356- PUBLIC HEARING - APPLICANT: DEVELOPMENT FUNDING GROUP - OWNER: COHEN 1969 TRUST, PHILLIP JOSEPH COHEN, TRUSTEE** - Request for a Variance TO ALLOW 1.44 ACRES OF OPEN SPACE, WHERE 2.66 ACRES OF OPEN SPACE IS REQUIRED on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] [PROPOSED: M (Medium Density Residential) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Weekly).

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57. **SDR-14352 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14354, ZON-14356 AND VAR-14880 - PUBLIC HEARING - APPLICANT: DEVELOPMENT FUNDING GROUP - OWNER: COHEN 1969 TRUST, PHILLIP JOSEPH COHEN, TRUSTEE** - Request for a Site Development Plan Review FOR A PROPOSED 161-UNIT CONDOMINIUM DEVELOPMENT on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] [PROPOSED: M (Medium Density Residential) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Weekly).
58. **GPA-14376 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 8.11 acres at the northeast corner of 28th Street and Sunrise Avenue (APN 139-36-303-003), Ward 3 (Reese).
59. **ZON-14378 - REZONING RELATED TO GPA-14376 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 8.11 acres at the northeast corner of 28th Street and Sunrise Avenue (APN 139-36-303-003), Ward 3 (Reese).
60. **SDR-14380 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14376 AND ZON-14378 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 192,000 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 15.78 acres at the northeast corner of 28th Street and Sunrise Avenue (APNs 139-36-303-001 and 003), C-V (Civic) Zone and R-2 (Medium-Low Density Residential) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).
61. **GPA-14417 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: WALKER LANDSCAPE - OWNER: CARL UNGER, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), Ward 4 (Brown).

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62. **ZON-14420 - REZONING RELATED TO GPA-14417 - PUBLIC HEARING - APPLICANT: WALKER LANDSCAPE - OWNER: CARL UNGER, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: O (OFFICE) on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), Ward 4 (Brown).
63. **SDR-14423 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14417 AND ZON-14420 - PUBLIC HEARING - APPLICANT: WALKER LANDSCAPE - OWNER: CARL UNGER, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 58,400 SQUARE-FOOT OFFICE DEVELOPMENT on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone [ML (Medium-Low Density Residential) Master Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone [PROPOSED: O (Office) Zone], Ward 4 (Brown).
64. **ZON-13837 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), Ward 5 (Weekly).
65. **VAR-14320 - VARIANCE RELATED ZON-13837 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Variance TO ALLOW A SETBACK OF 73 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM 84-FOOT SETBACK, AND TO ALLOW A ZERO-FOOT SIDE YARD BUILDING SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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66. **SUP-13836 - SPECIAL USE PERMIT RELATED ZON-13837 AND VAR-14320 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
67. **SUP-14324 - SPECIAL USE PERMIT RELATED TO ZON-13837, VAR-14320 AND SUP-13836 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Special Use Permit FOR A TRUCK RENTAL ESTABLISHMENT on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
68. **SUP-14329 - SPECIAL USE PERMIT RELATED ZON-13837, VAR-14320, SUP-13836 AND SUP-14324 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
69. **SDR-13833 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13837, VAR-14320, SUP-13836, SUP-14324, AND SUP-14329 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED RENTAL STORE WITH OUTSIDE STORAGE; A 99,000 SQUARE-FOOT COVERED STORAGE AREA; A 21,600 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR; A 25,200 SQUARE-FOOT HARDWARE STORE AND WAIVERS OF PERIMETER LANDSCAPE BUFFER AND WALL DESIGN REQUIREMENTS on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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70. **ZON-14246 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA ASSOCIATION OF LATIN AMERICANS, INC. - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS, NEVADA** - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.47 acres at 323 North Maryland Parkway (APNs 139-35-211-071, 072, and 093), Ward 5 (Weekly).
71. **VAR-14251 - VARIANCE RELATED TO SUP-14252 AND ZON-12246 - PUBLIC HEARING - APPLICANT: NEVADA ASSOCIATION OF LATIN AMERICANS, INC. - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS, NEVADA** - Request for a Variance TO ALLOW 29 PARKING SPACES WHERE 50 PARKING SPACES ARE THE MINIMUM REQUIRED on 1.47 acres at 323 North Maryland Parkway (APNs 139-35-211-071, 072, and 093), R-2 (Medium-Low Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
72. **SUP-14252 - SPECIAL USE PERMIT RELATED TO ZON-14246 AND VAR-14251 - PUBLIC HEARING - APPLICANT: NEVADA ASSOCIATION OF LATIN AMERICANS, INC. - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS, NEVADA** - Request for a Special Use Permit FOR AN EXISTING SOCIAL SERVICE PROVIDER at 323 North Maryland Parkway (APNs 139-35-211-071, 072, and 093), R-2 (Medium-Low Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
73. **ZON-14315 - REZONING - PUBLIC HEARING - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON FJARE GLOVER** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.59 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), Ward 1 (Tarkanian).
74. **VAR-14317 - VARIANCE RELATED TO ZON-14315 - PUBLIC HEARING - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON FJARE GLOVER** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON LESS THAN FIVE ACRES on 2.59 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 1 (Tarkanian).

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75. **SDR-14314 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-14315 AND VAR-14317 - PUBLIC HEARING - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON FJARE GLOVER** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.59 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 1 (Tarkanian).
76. **ZON-14344 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).
77. **SDR-14353 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-14344 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED 16-UNIT TOWNHOUSE COMPLEX AND WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
78. **VAR-10779 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAMNERDSIRI, LLC** - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 24 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.29 acres at 2000 Pinto Lane (APN 139-33-302-015), PD (Planned Development) Zone [MD-1 (Medical Support) Special Land Use Designation], Ward 5 (Weekly).
79. **VAR-11052 - VARIANCE RELATED TO VAR-10779 - PUBLIC HEARING - APPLICANT/OWNER: GAMNERDSIRI, LLC** - Request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 91 FEET IS THE MINIMUM SETBACK REQUIRED on 0.29 acres at 2000 Pinto Lane (APN 139-33-302-015), PD (Planned Development) Zone [MD-1 (Medical Support) Special Land Use Designation], Ward 5 (Weekly).

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80. **SDR-10777 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10779 AND VAR-11052 - PUBLIC HEARING - APPLICANT/OWNER: GAMNERDSIRI, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 4,281 SQUARE-FOOT MEDICAL OFFICE WITH WAIVERS OF PERIMETER AND PARKING LOT LANDSCAPING STANDARDS on 0.29 acres at 2000 Pinto Lane (APN 139-33-302-015), PD (Planned Development) Zone [MD-1 (Medical Support) Special Land Use Designation], Ward 5 (Weekly).
81. **VAR-12952 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BREAD OF LIFE MINISTRIES OF HIS GLORY, INC.** - Request for a Variance TO ALLOW 48 PARKING SPACES WHERE 56 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.87 acres at 2721 Coran Lane (APN 139-20-710-001), C-V (Civic) Zone, Ward 5 (Weekly).
82. **SDR-12949 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-12952 - PUBLIC HEARING - APPLICANT/OWNER: BREAD OF LIFE MINISTRIES OF HIS GLORY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 6,977 SQUARE-FOOT ADDITION TO AN EXISTING 2,867 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 0.87 acres at 2721 Coran Lane (APN 139-20-710-001), C-V (Civic) Zone, Ward 5 (Weekly).
83. **VAR-14063 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.08 acres at 5212 Iron Crossing Avenue (APN 125-12-512-063), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross).
84. **VAR-14181 - VARIANCE - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Variance TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE EIGHT FEET IS THE MINIMUM SETBACK REQUIRED on 0.06 acres at 9225 Tudor Park Place (APN 138-31-615-035), R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone, Ward 2 (Wolfson).
85. **REHEAR - RENOTIFICATION - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Agenda

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86. SDR-14101 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 15,000 SQUARE-FOOT RETAIL DEVELOPMENT (DRUG STORE) AND A 2,463 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH on 2.49 acres at the northeast corner of Centennial Center Boulevard and Ann Road (APN 125-27-411-010), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).

87. TMP-13210 - TENTATIVE MAP - UNICORN CORNER - PUBLIC HEARING - APPLICANT/OWNER: J & S DIESEL SERVICE, INC. - Request for a Tentative Map FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Ross).

DIRECTOR'S BUSINESS:

88. ABEYANCE - RENOTIFICATION - TXT-14016 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.040(C) "Conditions" and Title 19.20.020 "Words and Terms Defined" to address alternative paving materials for the Temporary Real Estate Office use.
NOTE: THE APPLICATION IS AMENDED TO ADD TITLE 19.10.010(D), "ON-SITE PARKING STANDARDS - GENERAL REGULATIONS" TO THE LIST OF SECTIONS PROPOSED FOR AMENDMENT.

89. TXT-13863 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to revise and amend the Town Center Development Standards Manual, Ward 6 (Ross).

90. DIR-13434 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: RICHARD S. AND SHARON SEGERBLOM - Request to designate a parcel of land AS A HISTORIC LANDMARK IN THE CITY OF LAS VEGAS on 0.24 acres at 704 South Ninth Street (APN 139-34-810-069), Ward 5 (Weekly).

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.